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Message Text

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70
ACTION EUR-25

INFO OCT-01 ADP-00 CIAE-00 DODE-00 PM-07 H-03 INR-10 L-03

NSAE-00 NSC-10 PA-03 RSC-01 PRS-01 SS-15 USIA-15

ACDA-19 IO-13 MBFR-03 SAJ-01 OMB-01 TRSE-00 A-01

FBO-01 CPR-02 SY-10 ABF-01 RSR-01 /147 W
---------- 088486
O 281840Z AUG 73
FM USMISSION BERLIN
TO SECSTATE WASHDC PRIORITY 2315
INFO AMEMBASSY BONN
AMEMBASSY LONDON
AMEMBASSY MOSCOW
AMEMBASSY PARIS
USMISSION NEW YORK

C O N F I D E N T I A L BERLIN 1491

E.O. 11652: GDS
TAGS: PFOR, GE, US
SUBJECT: US ADMINISTRATIVE TALKS WITH GDR

REF: BERLIN 1475

1. US ADMINISTRATIVE TEAM AUGUST 28 EXPRESSED APPRECIATION FOR TOUR OF RESIDENTIAL SITES ON PREVIOUS DAY BUT INFORMED GDR THAT ESPLANADE DIPLOMATIC QUARTER WAS UNACCEPTABLE BOTH FROM STANDPOINT OF CONSTRUCTION AND OF LOCATION IN DIPLOMATIC ENCLAVE. APARTMENTS SHOWN WERE ALSO DECLARED BELOW US STANDARDS WITH POSSIBLE EXCEPTION OF LARGER APARTMENTS FOR JUNIOR STAFF MEMBERS. GDR MENTIONED AS POSSIBLE ALTERNATIVES DIPLOMATIC APARTMENTS WHICH ALLEGEDLY ARE TO BE CONSTRUCTED ON LARGER-THAN-NORMAL SCALE ON SITE NEAR CHECKPOINT CHARLIE IN 1974-75. TEAM SAID THIS PROPOSAL WAS NOT IN KEEPING WITH US WISH TO AVOID, WHERE POSSIBLE, DIPLOMATIC GHETTOS AND AS BEING TOO FAR IN
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FUTURE TO WARRANT REALISTIC CONSIDERATION.

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2. IN RESPONSE TO US REQUEST, GDR DELEGATION PRESENTED
STANDARD FORM LEASES USED BY EAST GERMANS FOR DIPLOMATIC
RESIDENCES,CHANCERIES, AND OTHER FACILITIES. ALTHOUGH
GDR LEASES GENERALLY RUN FOR INDEFINITE TIME PERIODS,
WITH USUAL DIPLOMATIC 90DAY NOTICE CLAUSE, GDR AGREED
TO MEET US REQUIREMENT FOR FIXED-PERIOD FOR OCCUPANCY
WITH OPTION FOR RENEWAL. GDR INDICATED IT WOULD NOT
CONTEST US REQUIREMENT THAT LEASE CONTAIN CLAUSE THAT
PAYMENT CONTINGENT ON CONGRESSIONAL APPROVAL OF
NECESSARY APPROPRIATIONS.

3. RE RENTAL COSTS, GDR QUOTED "STANDARD" MONTHLY
RATES OF 12.50 EDM PER SEQURE METER FOR APARTMENTS,
15 EDM PER SQUARE METER FOR AMBASSADORIAL AND SENIOR
OFFICER RESIDENCES, AND 18-24 EDM PER SQUARE METER FOR
CHANCERIES, DEPENDING ON LOCATION. GDR SAID ESPLANADE
QUARTERS RAN ON AVERAGE 8,400 EDM PER MONTH. IN
ADDITION, HEATED GARAGES HAD MONTHLY RENT OF 200 EDM
FOR ONE CAR AND 350 EDM FOR TWO. GARDEN AND GROUNDS
RENTED FOR .50 EDM AND UP FOR SQUARE METER
DEPENDING ON LANDSCAPING, TERRACING, ETC.

4. IN AFTERNOON, GDR ESCORTED TEAM TO PROPOSED
CHANCERY SITE IN OLDER 5 STORY BUILDING (CIRCA 1910)
IN BERLIN MITTE NEAR CHARITY HOSPITAL AT KARLSPLATZ 7,
(WHICH UPON SUBSEQUENT ANALYSIS APPEARS SHORT OF US SPACE
REQUIREMENTS). SINCE RENOVATION OF SITE WOULD TAKE SOME TIME, GDR
PROPOSED US OCCUPY TEMPORARILY LOWER TWO FLOORS OF
NEWLY RENOVATED SITE NEARBY UNTIL NEEDED RECONSTRUCTION
FINISHED. TEAM REJECTED OFFER TEMPORARY QUARTERS,
REITERATED ONLY PERMANENT QUEARTERS WOULD BE ACCEPTABLE,
AND ASKED TO SEE OTHER POSSIBLE CHANCERY SITES.KLEIN

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